



Tony Campo
 Cell: 786-344-9992
 Info@TonyCampo.com
 Invest in a Realtor that you can Trust!



 Listing



Single Family
[11254 SW 42nd Ter](#)
 MIAMI, FL 33165-4618
ML#: A10512854
Rng Price:
LLP:
Short Sale: No
Listing Brkr: [MRSI01 / My Realty Services Inc](#)
County: Miami-Dade County
Area: 40
Geo Area:
Legal: \approx 19 54 40 WESTWOOD LAKE PB 57-29 LOT 3 BLK 12 LOT SIZE 75.000 X 100
Furnished:
Bedrooms: 3
Convert Bed:
SqFt (Liv): \approx 828
SqFt (Adj): \approx 1,020
Bid Ar/Src:
Year Built: 1955/Resale
Virtual Tour: [Click Here](#)
List Price: \$309,000
Sold Price: \$305,000
Status: [Closed Sale](#)
REO: No
Auction: No
Baths: 1/0
Tot SqFt: \approx 1,368

Folio #: \approx [3040190012580](#)
Municipal Code: 30
Subdivision #: 1
Subdivision: \approx WESTWOOD LAKE
Elementary:
High:
Neighborhood:
Parcel #: 2580
Town / Range: 40
Map Coord:
Development: WESTWOOD LAKE
Middle:
Model Name:
Section: 19
Zoning: \approx 0100

Type Property: Single
For Lease:
Boat Services:
Style: R30-No Pool/No Water
Garage: 0
Lot SF: \approx 7,500
Parking Desc: Driveway
Parking Restr:
Lot Desc: Less Than 1/4 Acre Lot
Waterfront: No
Water Access:
Water Frontage:
Pool Dim:
Pool: No
Design / Desc: Detached/One Story
Construction: CBS Construction
Roof Desc: Tar & Gravel Roof
Floor: Carpeted Floors, Tile Floors
Front Exposure: North
For Lease MLS#:
HOPA: Unverified
SS Addend:
Appr Lot Size:
View: Garden View
Spa:
Carpport: 1/Attached

Remarks: IMPECCABLE HOME IN EXCELLENT CONDITITION. WONDERFUL LOCATION WITH A WIDE AND SPACIOUS FENCED IN LOT. THIS CHARMING PLACE HAS A GREAT CURB APPEAL. COMES WITH AN ATTACHED CARPORT AND SEPARATE WORKSHOP. IT HAS A SCREEN-IN PORCH/PATIO WITH A FAN FOR RELAXING WITH VIEW OF THE FRONT. THE FRONT DOOR ENTERS INTO THE LIVING AREA. THE SIDE DOOR EXITS TO THE CARPORT. THE KITCHEN OVERLOOKS THE DINING AREA. THERE ARE VAULTED CEILINGS THAT LEAD TO THE HALLWAY TO THE BEDROOMS. THE MASTER BEDROOM IS SPACIOUS. THE BATHROOM IS IN BEAUTIFUL SHAPE. EVERYTHING HERE IS EXCELLENT. BUYERS WILL LOVE IT. YOU CAN FIND A WALK-THRU VIDEO ON YOUTUBE WITH THE MLS NUMBER. Appoints available anytime

Driving Directions: FROM 112 AVE, GO WEST ON 41 TERR, TURN SOUTH ON 112 CT AT THE SCHOOL, TURN WEST ON 42 TERR AT THE CORNER OF SCHOOL. IT IS THE THIRD HOUSE ON THE LEFT.

Broker Remarks: ALL APPOINTMENTS MADE ANYTIME. ON LOCKBOX. MUST MAKE AN APPOINTMENT.

Office Remarks:

Bedroom Desc: Entry Level
Master Bath: Combination Tub & Shower
Addition Rooms: Workshop
Dining Desc: Dining/Living Room
ADA Compliant:

Pets: Yes
Pet Rstr: None
Guest House:
Ceiling Fans:
Interior Feat: Vaulted Ceilings
Equip / Appl: Electric Water Heater, Electric Range, Refrigerator, Washer
Window Treat:
Exterior Feat: Fence, Patio, Screened Porch
Cable: Yes

Subd Info: No Subdiv/Park Info
Restrictions: No Restrictions
Maint Incl:
Heating: Electric Heat
Cooling: Ceiling Fans, Electric Cooling
Sprinkler:
Water: Municipal Water **Sewer:** Municipal Sewer
Equestrian:
Storm Protect: Complete Panel Shutters/Awnings, Partial Accordion Shutters
Green Energy:

Financial Information

Assumable:		\$/SOH Value:		Assessed \$:	
Total Mortg:		Terms:	All Cash, Conventional, FHA, Va	Membership:	No
Type of Assoc:	None	Assoc Fee Pd:		Flood Zone:	⌘X
Assoc Fee:		Tax Year:	2017	Owner Agent:	No
Tax Amount:	\$1,609				
Tax Info:	Tax Reflects Homestead Tax				
Special Info:	As Is				
Possession Info:	Funding	Spec Assess:		Mult Offers :	
Bonus:					
Hardship Pkg:					

Agent/Office Information

Office:	MRSI01 /My Realty Services Inc	Agent Ph:	305-338-4784
Agent:	0320050 /Judith Campo	Agt Ph 2:	305-338-4784
Ofc Addr:	9760 W. Calusa Club Dr. Miami, FL 33186	Office Fax:	786-427-1370
Agent Email:	judyacampo@gmail.com	Agent License:	0320050
Office Ph:	786-344-9992	CoOfc Ph:	786-344-9992
CoOffice:	MRSI01 /My Realty Services Inc	CoAgt Ph:	786-344-9992
CoAgent:	0613540 /James Campo	CoAgent Lic:	0613540
CoAgt Fax:	786-427-1370	Own Phone:	
CoAgt Email:	MyRealtyServices@gmail.com	NonRep Cmp:	3.00%
Owner Name:		Blogging:	No
Buy Agt Comp:	3.00%	Trans Brk Comp:	3.00%
VAR Dual Rt:	No	AVM:	No
Addr on Inet:	Yes	Contingencies:	Pending Inspections
Photo Instr:	Realtor to Upload Images 1-35	Joint Agcy:	
List Type:	Exclusive Right to Sell/Rent	Occupancy:	Vacant
Show Instr:	Appointment Only, Lockbox-Call List Agent, Showing Assist	Prev LP:	\$325,000
List Date:	07/30/2018	Stat Change Dt:	01/01/2019
Expire Date:	01/30/2019	DOM:	114
Pending Dt:	11/21/2018	Expct Clse Dt:	01/04/2019
Closing Dt:	12/31/2018	Internet:	Yes
Intrnt URL:	MiamiTrust.com	Withdrn Dt:	
Intrnt Rmrks:	IMPECCABLE HOME IN EXCELLENT CONDITTION. WONDERFUL LOCATION WITH A WIDE AND SPACIOUS FENCED IN LOT. THIS CHARMING PLACE HAS A GREAT CURB APPEAL.		
Board:	A-Miami Association of REALTORS		

Sold Information

Selling Office:	FFHI01 /Florida Finest Homes Rlty Inc	Selling Office Phone:	305-848-0976
Selling Agent:	3355629 /Ricardo Guerrero	Selling Agent Phone:	305-797-4508
Selling Agt Lic:	3355629	Sale Price:	\$305,000
Sell \$ Per SqFt:	\$368.36	Sell \$ Per Acre:	
Sold Finance:	Fha		
Seller Contrb:	Yes/\$6,000		

Prepared By: JamesAnthony Campo

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